

Advance Plans Committee

Summary of Meeting
7:35 am, May 11, 2006

Attendance

Committee Members: Elizabeth Bishop, Morris Dunlap, Ron Marnell

MAPD staff: Dave Barber, Scott Knebel

Others: Sharon Dickgrafe, Kurt Schroeder, Randy Sparkman plus various members of the public

Discussion Summary

1. The Advance Plans Committee convened this special meeting of the Committee to receive addition input and clarification on the proposed zoning and ordinance changes related to Manufactured Housing that were presented to the MAPC on May 4, 2006.
 - Martha Smith from the Kansas Manufactured Housing Association stated that the proposed changes in MH screening requirements (pg. 25) are still a concern to her Association, even though provisions for the reduction and/or waiver of screening requirements are also being proposed as part of the amendments. Not only would the cost of screening be onerous upon the owner (and ultimately the occupants of the park), it would not hide/resolve the underlying issues that neighbors are expressing concern about. She is also is concerned with the loss of any existing grandfather rights, especially related to vacancies created within small parks of five units or less.
 - Staff stated that the MH park license holder would be the responsible party with respect to addressing any license/code violations.
 - The Committee expressed concern over the delays and inadequacies of the existing environmental court system related to enforcement of code violations in the older/aging MH parks.
 - Staff advised the Committee that City Council has not given any policy direction to pursue the complete elimination of all aging/older, non-conforming MH parks.
 - Staff mentioned that the proposed annual license renewal would be predicated upon an annual inspection verifying compliance with all appropriate City codes and ordinances.
 - The Committee expressed concern that the County was not reciprocating with a similar licensing requirement as being developed by the City. The comment was made that 'MH problems' would simply be relocated into the unincorporated areas of the County.

The Committee thanked everyone for attending and will report back the things that it has learned today to the MAPC meeting on May 18th.

2. Meeting was adjourned at 8:43 a.m.